

Medical Office For Lease

4561 HERITAGE TRACE PKWY
FORT WORTH, TX 76244

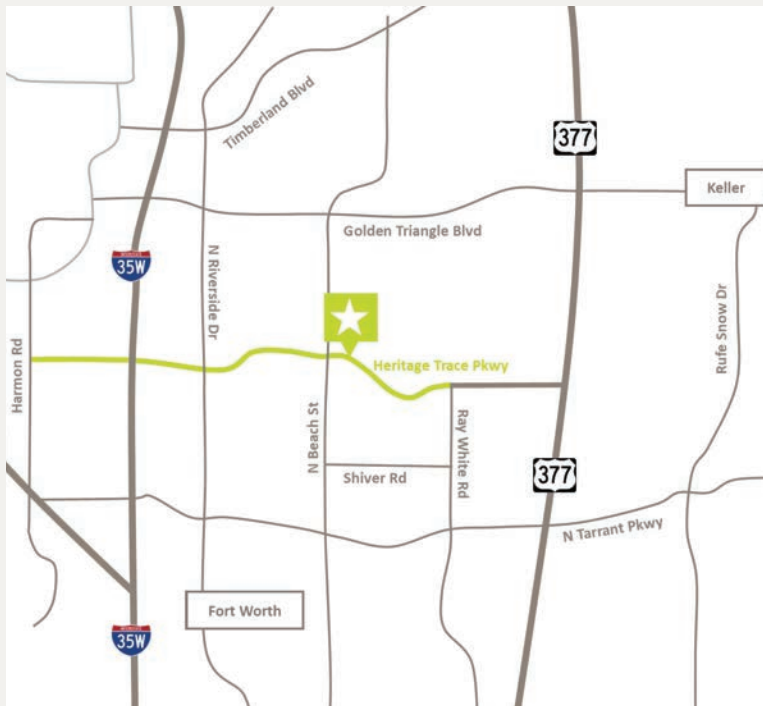


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2627 Tillar Street, Suite 121
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LEASE RATE & STRUCTURE

Contact Broker

PROPERTY FEATURES

- Turnkey Grade A Office Space
- Ample Parking in Front and Back
- Built in 2016
- 4.00/1,000 SF Parking Ratio
- VPD: 20,000 - 30,000 per TxDot
- Monument Signage on Heritage Trace
- Great Visibility
- Area with Other MOB Tenants and Referral Partners In Close Proximity
- Patient Lobby, 7+ Offices, Conference or Imaging Suite, 2 Restrooms, Storage & Labs/Fridge Area

AVAILABLE SPACES

- Suite 109: 3,300 SF Available

LOCATION OVERVIEW

Conveniently located on Heritage Trace Pkwy between I-35 W and 377 (Denton Hwy). This location provides great visibility and is one of the only available spaces in this medical, dental and professional services hub near Keller, TX.

Unlike neighboring properties, parking is not an issue and ownership has updated the interior for a fortunate tenant.



RELENTLESSLY PURSUING WHAT MATTERS.

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AERIAL RETAIL MAP



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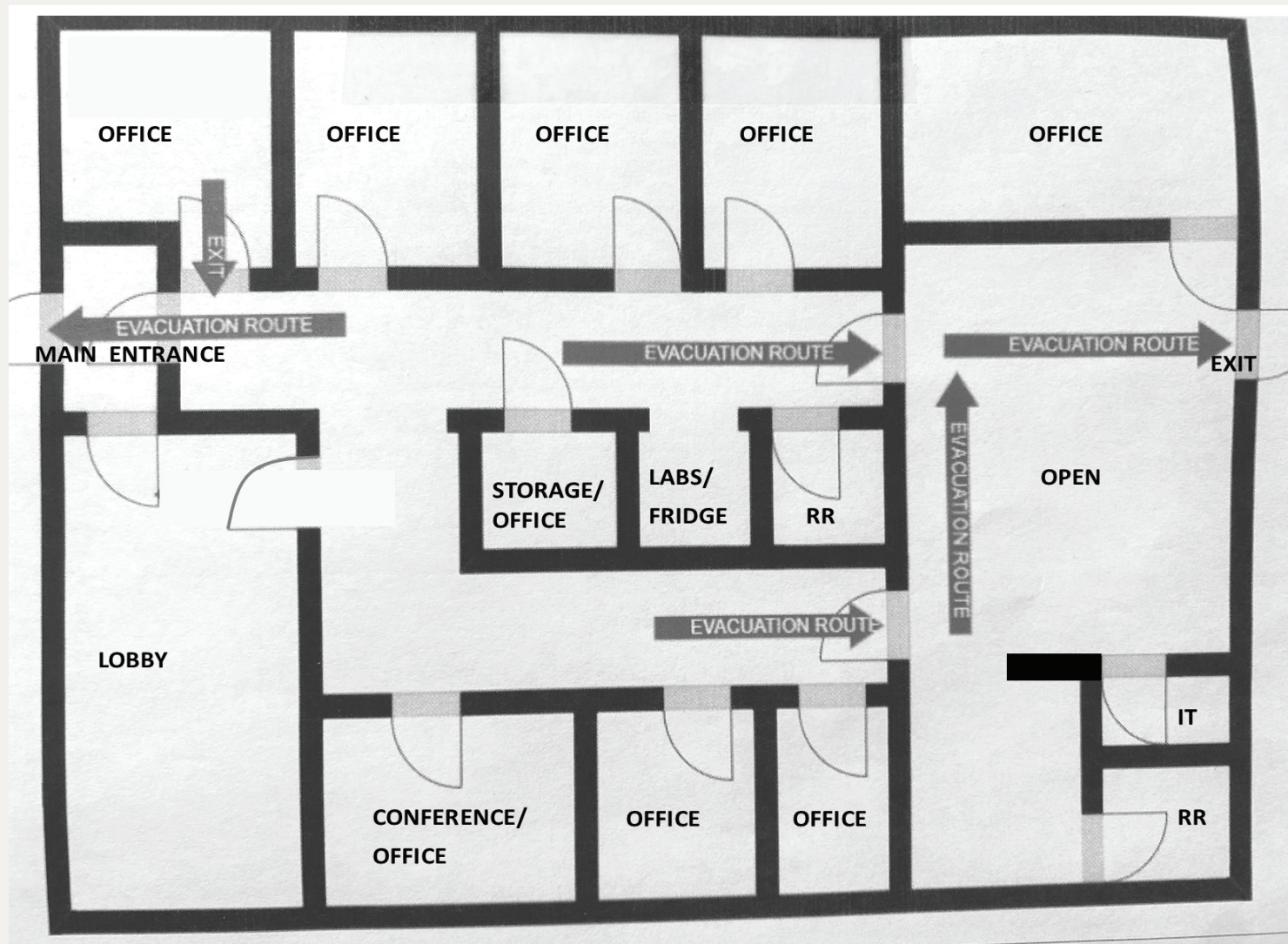
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CURRENT FLOOR PLAN



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EXTERIOR PHOTOS

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INTERIOR PHOTOS - SUITE 109



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INTERIOR PHOTOS

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LANCARTE

COMMERCIAL

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